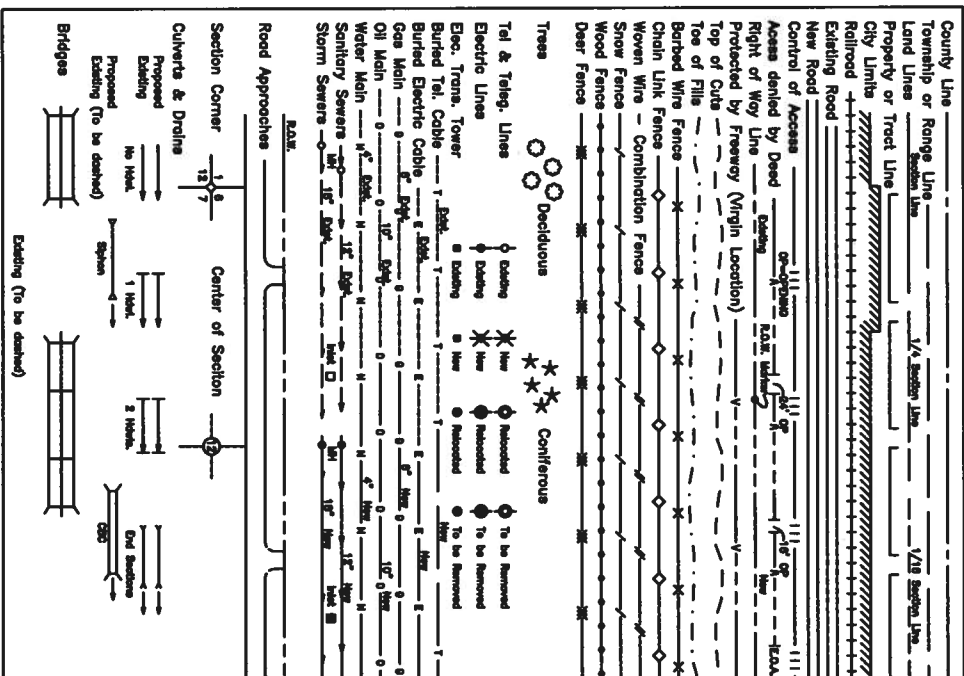




Region IV
Address: 1420 2ND STREET
GREELEY, CO 80631
Phone: (970) 350-2153 FAX: (970) 350-2178

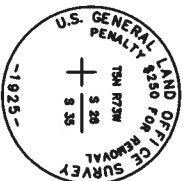
Right of Way Plans Units: DGM

CONVENTIONAL SIGNS



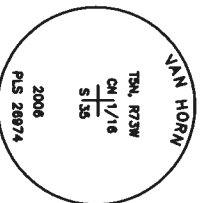
BASIS OF BEARINGS:
FOR THIS PROJECT BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE NORTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 73 WEST OF THE 6TH P.M. BEARS NORTH 01°04'02" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, AS MONUMENTED AS SHOWN HEREON.

N 1/4 SEC. 35
FOUND 2.5" U.S.G.L.O. BRASS
CAP ON 2" PIPE DATED 1925



CN 1/16 SEC. 35
FOUND #4 REBAR WITH
ILLEGIBLE PLASTIC CAP

NOTE:
UPGRADED TO #6W / 2.5"
ALUMINUM CAP STAMPED:

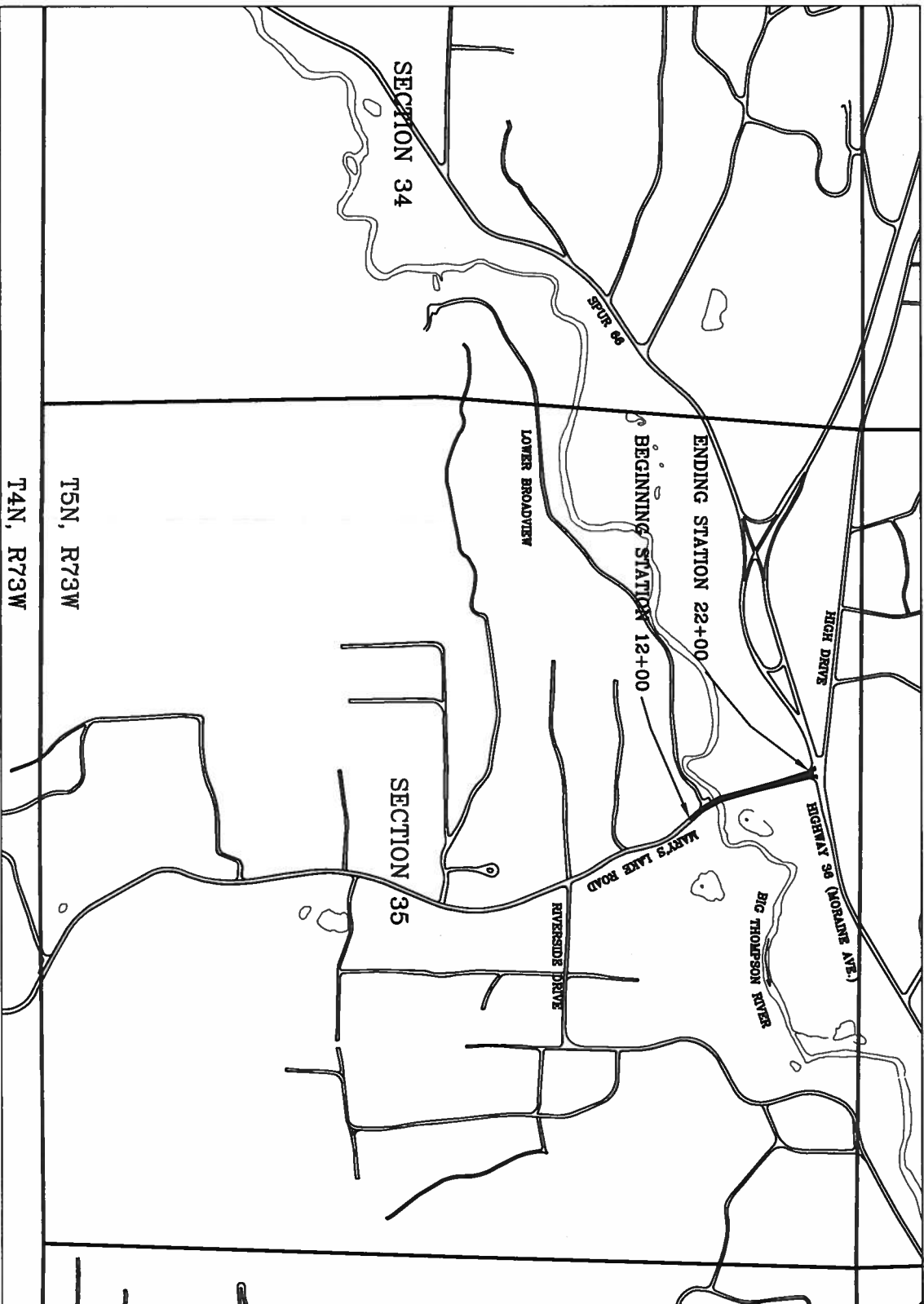


N01°04'02"E

DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED
FEDERAL AID PROJECT NO. BRO C060-043
MARY'S LAKE ROAD
LARIMER COUNTY
RIGHT OF WAY

SCALES OF ORIGINAL DRAWINGS
PLAN SHEETS 1"=20'
OWNERSHIP MAP 1'=100'
R.O.W. LENGTH OF PROJECT = 1000'



VICINITY MAP
SCALE: 1"=1,000'

Right of Way Plans
Title Sheet

Project Number:	BRO C060-043
Project Location:	MARY'S LAKE ROAD AT S.H. 36
Project Location:	ESTES PARK, COLORADO
Project Code:	14656
Sheet No.	1
Total No. of Sheets	10

INDEX OF SHEETS

- Title Sheet
- 2 - 2A Tabulation of Properties
- 3 Survey Control Diagram
- 4 Monumentation Sheets
- 5 Plan Sheets
- 9 - 10 Ownership Maps



DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED:

DATE

DIVISION ADMINISTRATOR

COLORADO DEPARTMENT OF TRANSPORTATION



Region IV
Address: 1420 2ND STREET
GREELEY, CO 80631
Phone: (970)350-2153 FAX: (970)350-2178

Right of Way Plans Unit: DGM

[illegible]

Right of Way Plans			
Tabulation of Properties Sheet			
Project Number: BRO C060-043			
Project Location: MARYS LAKE ROAD AT HIGHWAY 36			
Project Location: ESTES PARK, CO 80517			
Project Code:	Last Mod	Date	Subst Sheets
14656	A-7-2	2007	2
			Total No. of Sheets
			10

R.O.W. TABULATION OF PROPERTIES IN LARIMER COUNTY

MARY'S LAKE ROAD

[illegible]

[illegible]

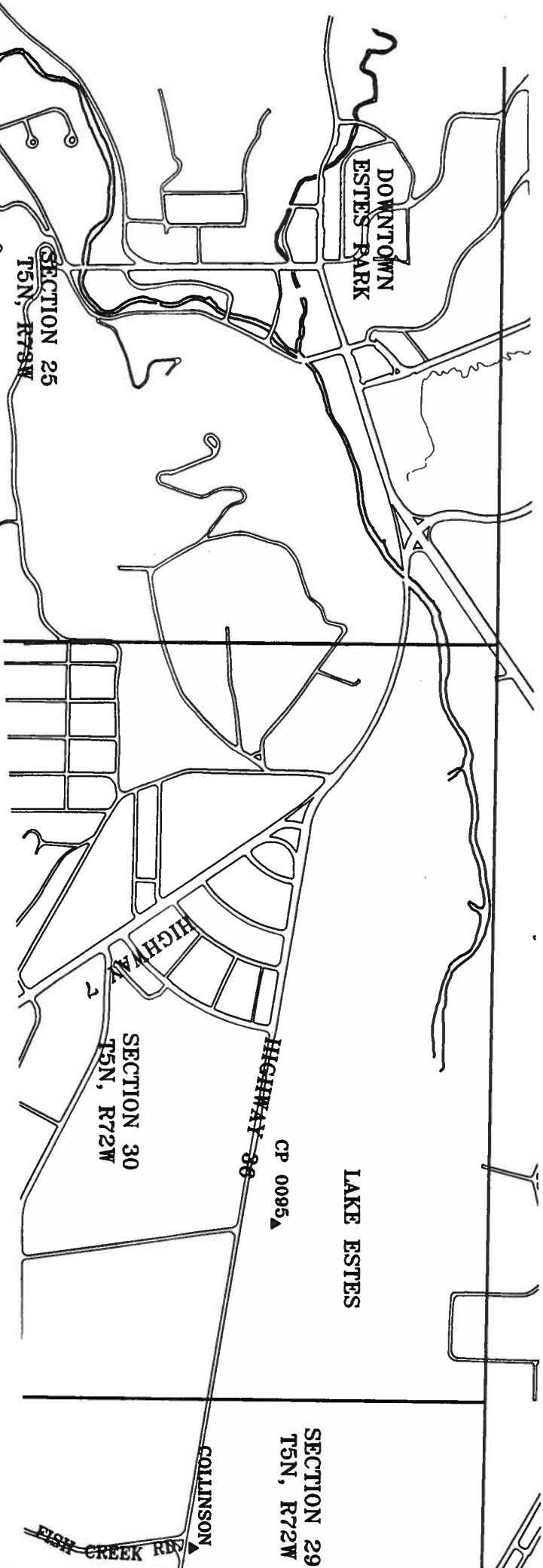
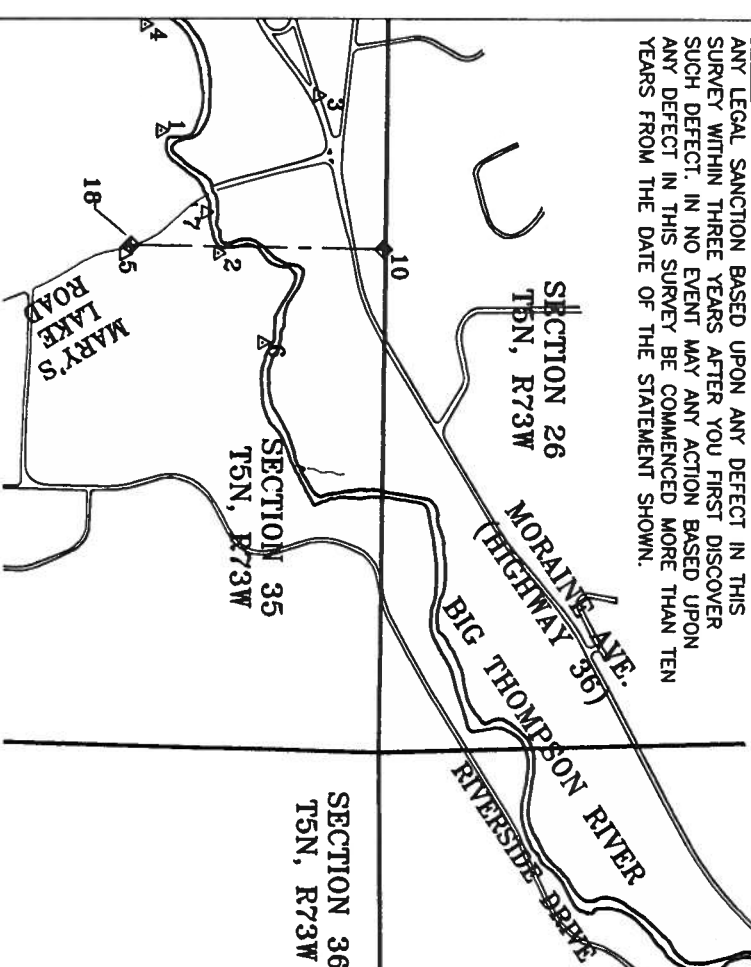
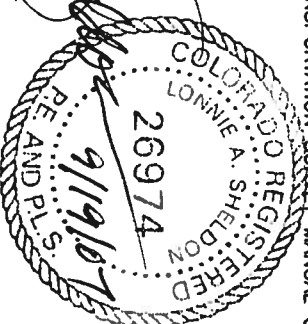
Project Control Diagram			
Title Sheet / Plan Sheet			
Project Number: BR0 C060-043			
Project Location: MARY'S LAKE ROAD AT HIGHWAY 36			
Project Location: ESTES PARK, CO 80517			
Project Code	Last Mod. Date	Subset Sheets	Total No. of Sheets

CONTROL MONUMENT LEGEND:

- ◆ FOUND ABOUT CONTROL CORNER AS DESCRIBED
- ▲ FOUND GOVERNMENT CONTROL POINT AS DESCRIBED
- ▲ SET LOCAL SURVEY CONTROL POINT #4
REBAR W/ 1.5" ALUMINUM CAP

LONNIE A. SHELDON
COLORADO PE AND PLS #26974

NOTE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL SANCTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE STATEMENT SHOWN.



PROJECT COORDINATE SYSTEM SUMMARY TABLE (FEET): (SEE NOTE #1 AND #2)			
POINT NAME	NORTHING	EASTING	ELEV. DESCRIPTION
COLLINSON	1378833.06	3002344.91	7498.00' US. COASTAL & GEODETIC SURVEY
CP 0085	1378427.31	3000117.61	7485.57' CDOT TYPE II CONTROL MONUMENT

LOCAL COORDINATE SYSTEM SUMMARY TABLE (FEET):				
PNT	NORTHING	EASTING	ELEV.	DESCRIPTION
1	1374512.36	2987666.43	7428.31'	SET 1.5" ALUMINUM CAP ON #4 REBAR
2	1374815.47	2988232.02	7428.34'	SET 1.5" ALUMINUM CAP ON #4 REBAR
3	1375338.24	2987397.21	7463.77'	SET 1.5" ALUMINUM CAP ON #4 REBAR
4	1374430.61	2987021.88	7462.71'	SET 1.5" ALUMINUM CAP ON #4 REBAR
5	1374321.69	2988233.71	7467.42'	SET 1.5" ALUMINUM CAP ON #4 REBAR
6	1375048.33	2988710.87	7619.22'	SET 1.5" ALUMINUM CAP ON #4 REBAR
7	1374750.30	2988018.18	7632.36'	SET 1.5" ALUMINUM CAP ON #4 REBAR

ALIQUOT SECTION CORNER SUMMARY TABLE (FEET):			
PNT	NORTHING	EASTING	ELEV.
10	1376682.64	2986213.71	N/A
18	1374355.95	2986189.00	N/A

PNT	FOUND	PROPERTY	MONUMENTS	SUMMARY	TABLE (FEET):
		NORTHING	EASTING	ELEV.	DESCRIPTION
11		1374678.604	2968082.953	N/A	#4 REBAR NO CAP
13		1374606.397	2968161.249	N/A	#4 WITH PLASTIC CAP LS 6499
14		1374662.269	2967912.331	N/A	#4 REBAR WITH NO CAP
19		1374366.412	29686232.338	N/A	BENT T POST IN ROCK PILE
20		1374217.266	2968260.754	N/A	#4 REBAR WITH 6499 PLASTIC CAP
35		1374686.236	2967990.874	N/A	#4 REBAR NO CAP

NOTE:

1. THE DATUM FOR THIS SURVEY WAS TAKEN FROM R.T.K. G.P.S. CALIBRATION OF CONTROL POINT 0095 AND THE COLLINSON H.A.R.N. POINT. THE COLLINSON HARN POINT IS THE ONLY HARN POINT IN THE AREA AND IS LOCATED APPROXIMATELY 2.8 MILES EAST OF THE DETAILED SURVEY AREA FOR THIS PROJECT. THE ELEVATION INFORMATION WAS COMPARED WITH EXISTING FEMA FLOOD ELEVATION BENCH MARKS WITHIN THE DETAILED SURVEY AREA AND THE RESULTS WERE THAT THE TRANSLATION FROM THE HARN POINT MAKES THE ELEVATIONS USED 4.6' HIGHER THAN THAT OF THE FEMA BENCHMARKS. THE ELEVATION TRANSFERRED FROM THE H.A.R.N. POINT WAS SOLELY USED FOR THIS PROJECT.

2. CONTROL POINT 0095 IS A CDOT TYPE II MONUMENT, A 3-1/4" DIA. ALUMINUM CONTROL MONUMENT CAP SET IN A LARGE GRANITE BOULDER. COORDINATES AND ELEVATIONS COME FROM THE PLAN SET FOR FISH CREEK TRAIL PROJECT PHASE 2 (LOCATED 1 MILE SOUTH OF THE COLLINSON POINT).

NOTE: NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION CONTAINED ON THE ATTACHED DRAWING IS EITHER STATED OR IMPLIED UNLESS THIS COPY BEARS AN ORIGINAL SIGNATURE OF THE PROFESSIONAL LAND SURVEYOR HERON NAMED.

COLORADO DEPARTMENT OF TRANSPORTATION



Region 4
Address: 1420 Second Street
Greeley, CO 80638
Phone: (970) 350-2153 FAX: (970) 350-2178

Right of Way Plans Unit: Dave Mantych, PLS

Sheet Revisions			
08/2002	CDOT ROW REVIEW COMMENTS	TS4	
09/2002	CDOT ROW REVIEW COMMENTS	TS4	

Sheet Revisions			
		mm/17	

Sheet Revisions			
		mm/17	

Right of Way Plans			
Monumentation Sheet			
Project Number: BRO C060-043			
Project Location: MARY'S LAKE ROAD AT HIGHWAY 36			
Project Location: ESTES PARK, CO 80517			
Project Code: 14656	Last Mod. Date: 8-7-2007	Sheet Sheets: 4	Total No. of Sheets: 10

GENERAL NOTES

1. THIS RIGHT-OF-WAY PLAN SET IS NOT A COMPLETE BOUNDARY SURVEY FOR THE ADJOINING PARCELS AND IS INTENDED FOR CDOT PURPOSES ONLY.
2. ALL RIGHT-OF-WAY MONUMENTS SET FROM LOCAL SURVEY CONTROL MONUMENTS. (SEE SHEET #3)

3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
4. ALL CENTERLINE AND OFFSET STATIONING IS THEORETICAL ONLY AND MAY NOT REPRESENT THE CENTERLINE AS CONSTRUCTED IN THE FIELD. ALL STATIONING IS APPROXIMATE.

5. ALL COORDINATES LISTED ARE PROJECT COORDINATES ONLY.
6. FIELD SURVEY CONTROL PRECISION MEETS THE MINIMUM HORIZONTAL CONTROL TOLERANCE OF A CDOT TYPE B SURVEY.

7. COMMITMENTS FOR TITLE INSURANCE SUPPLIED BY GUARDIAN TITLE AT 7:00AM, AUGUST 9, 2006.
TITLE COMMITMENT NUMBERS:
7806-69125, 7806-69126 C/3, 7806-69127, 7806-69128, 7806-69129

SURVEYOR CERTIFICATE (OFFICE)

I, Lonnie A. Sheldon, a Professional Land Surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that based upon my knowledge, information and belief, research, calculations and evaluation of the survey evidence were performed and this Right-of-Way Plan was prepared under my responsible charge in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a guaranty of warranty either expressed or implied.

Lonnie A. Sheldon
Lonnie A. Sheldon PLS No. 26974 Date *9/19/07*

SURVEYOR CERTIFICATE (FIELD)

I, Lonnie A. Sheldon, a Professional Land Surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that based upon my knowledge, information and belief, adequate research, calculations and evaluation of the survey evidence were performed and this Right-of-Way monuments depicted on this Right-of-Way Plan were set under my responsible charge in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a guaranty of warranty either expressed or implied.

Lonnie A. Sheldon
Lonnie A. Sheldon PLS No. 26974 Date *9/19/07*

TABULATION OF R.O.W. MARKERS
TO BE SET *

POINT NO.	NORTHING	EASTING
7101	1375364.924	2987768.172
7102	1375365.860	2987770.804
7103	1375306.036	2987787.290
7104	1375233.598	2987806.518
7105	1375058.155	2987882.856
7106	1374967.405	2987884.467
7107	1374893.313	2987931.004
7108	1374812.547	2987966.819
7109	1374739.415	2987999.249
7110	1374720.374	2988007.695
7111	1374705.197	2987983.993
7112	1374614.981	2988054.844
7113	1374589.848	2988091.808
7114	1374571.070	2988095.700

TABULATION OF PERMANENT EASEMENT
MARKERS TO BE STAKED

POINT NO.	NORTHING	EASTING
9101	1375128.061	2987841.205 PE1
9102	1375132.795	2987856.488 PE1
9103	1375119.429	2987860.628 PE1
9104	1375114.729	2987845.334 PE1
9105	1375070.779	2987858.946 PE1A
9106	1375075.479	2987874.240 PE1A
9107	1375070.748	2987875.706 PE1A
9108	1375067.033	2987860.106 PE1A

TABULATION OF TEMPORARY EASEMENT
POINTS TO BE STAKED

POINT NO.	NORTHING	EASTING
8101	1375367.860	2987778.450 TE1
8102	1375282.213	2987804.976 TE1
8103	1375242.386	2987841.389 TE1
8104	1375128.076	2987876.793 TE1
8105	1375105.816	2987879.500 TE1
8106	1375058.523	2987894.148 TE1
8107	1375048.940	2987889.722 TE1
8108	1374960.764	2987910.720 TE1
8109	1374975.455	2987970.973 TE1
8110	1374956.024	2987975.711 TE1
8111	1374944.844	2987929.857 TE1
8112	1374923.881	2987923.613 TE1
8113	1374897.366	2987940.145 TE1
8114	1374817.597	2987975.518 TE1
8115	1374764.694	2988028.791 TE2
8116	1374756.562	2988046.825 TE2
8117	1374726.300	2988057.144 TE2
8118	1374700.744	2988052.190 TE2
8119	1374679.506	2988057.107 TE2/TE3
8120	1374681.500	2987999.997 TE2/TE3
8121	1374656.850	2988062.352 TE3
8122	1374625.423	2988045.194 TE3
8123	1374650.118	2987948.707 TE4
8124	1374636.617	2987902.723 TE4
8125	1374637.225	2987902.373 TE4
8126	1374684.004	2987939.230 TE4
8127	1374814.561	2987864.977 TE5
8128	1374789.453	2987831.301 TE5
8129	1374809.343	2987822.449 TE5
8130	1374823.527	2987817.357 TE5
8131	1374847.975	2987854.503 TE5
8132	1374911.425	2987836.244 TE5A
8133	1374908.561	2987816.378 TE5A
8134	1374914.589	2987814.425 TE5A/TE6
8135	1374917.511	2987834.493 TE5A/TE6
8136	1374936.739	2987809.024 TE6
8137	1374941.280	2987827.650 TE6

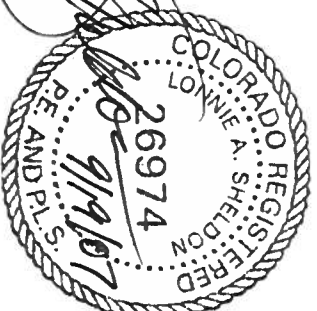
TABULATION OF ALIQUOT CORNERS
TO BE RESET

POINT NO.	NORTHING	EASTING
18	1374355.95	2988189.00 CN 1/16 COR. SEC 35 ILLEGIBLE PLASTIC CAP

* SET #4 REBAR WITH PLASTIC CAP, LS 26974

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE					
	1	1A	2	2A	3	3A
REFERENCE						
RIGHT OF WAY						
CONTROL						
ALIQUOT CORNER						
WITNESS POST						





Region 4
1420 2nd Street
Greeley, Colorado 80631
Phone: (970) 350-2155 FAX: (970) 350-2178
Right of Way Plans Unit: David G. Mantych

Sheet Revisions

Rev	Date	Comments	By	App'd
09/20/07		COORD ROW REVIEW COMMENTS	ZSI	
09/20/07		COORD ROW REVIEW COMMENTS	ZSI	

Sheet Revisions

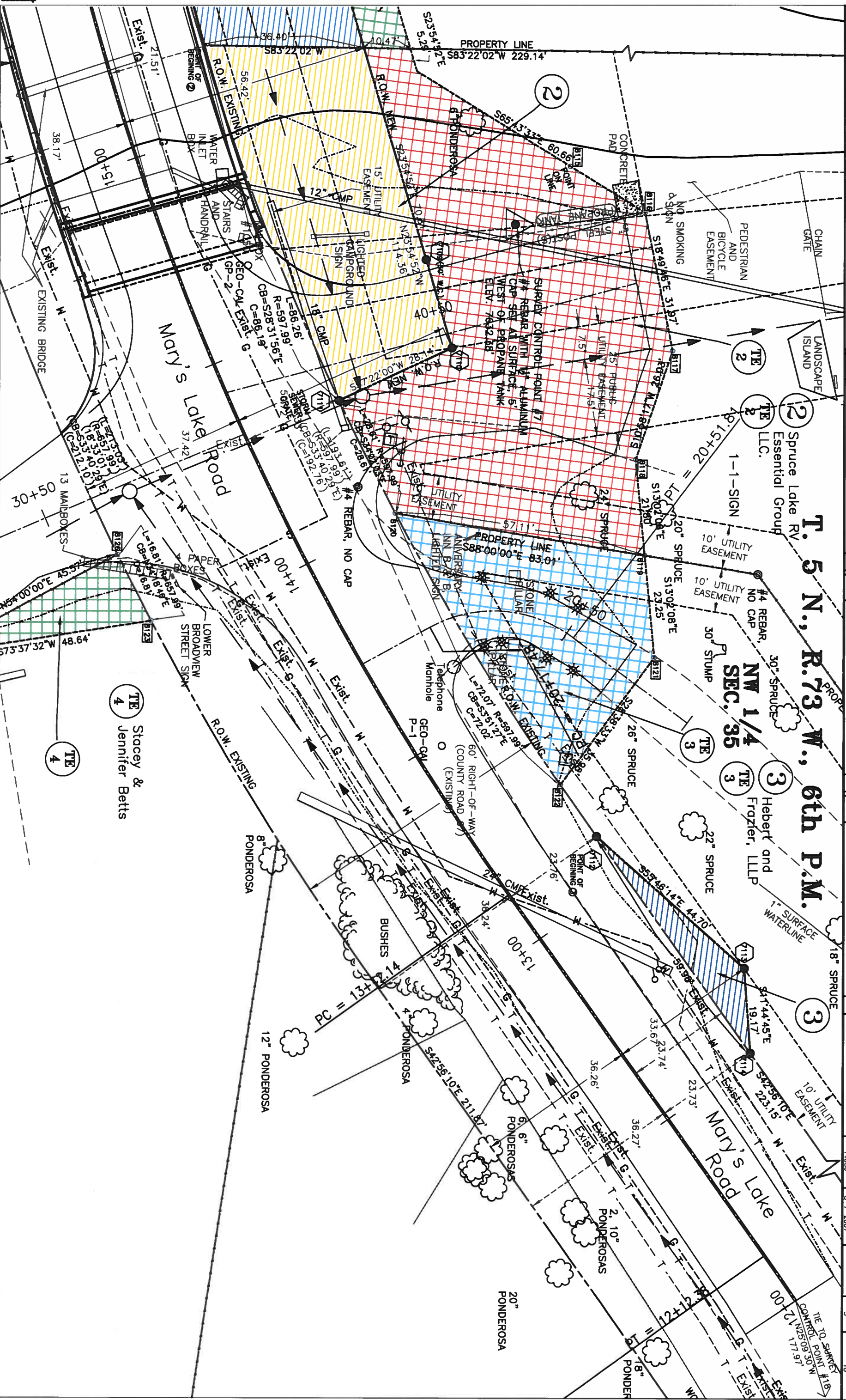
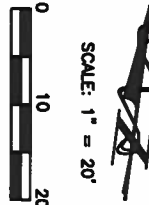
Rev	Date	Comments	By	App'd

Sheet Revisions

Rev	Date	Comments	By	App'd

Right of Way Plans

Plan Sheet
Project Number: BRO C060-043
Project Location: MARY'S LAKE ROAD AT HIGHWAY 34
Project Location: ESTES PARK, CO 80517
Project Code: Last Mod. Date: Sublet Sheets: Sheet No. Total No. of Sheets
14656 8-7-2007 5 10





Region 4
1420 2nd Street
Greely, Colorado 80631
Phone: (970) 350-2153 FAX: (970) 350-2178
Right of Way Plans Unit: David G. Mantych

Sheet Revisions

Date	Revised By	Revised For
09/2007	ZSH	COOT ROW REVIEW COMMENTS
09/2007	ZSH	COOT ROW REVIEW COMMENTS

Sheet Revisions

Date	Revised By	Revised For
09/2007	ZSH	COOT ROW REVIEW COMMENTS
09/2007	ZSH	COOT ROW REVIEW COMMENTS

Sheet Revisions

Date	Revised By	Revised For
09/2007	ZSH	COOT ROW REVIEW COMMENTS
09/2007	ZSH	COOT ROW REVIEW COMMENTS

Right of Way Plans

Project Number:	Plan Sheet
BRO C060-043	P-1
Project Location:	MARY'S LAKE ROAD AT HIGHWAY 34
Project Location:	ESTES PARK, CO 80517
Project Code:	14655
Last Mod. Date	8-7-2007
Sheet No.	6
Total No. of Sheets	10

T. 5 N., R.73 W., 6th P.M.

1 PE 1
TE 1
1 LA
Deer Ridge Inc.

1
POINT
ON
LINE

TE 1
5.28'

SEC. 135
NW 1/4

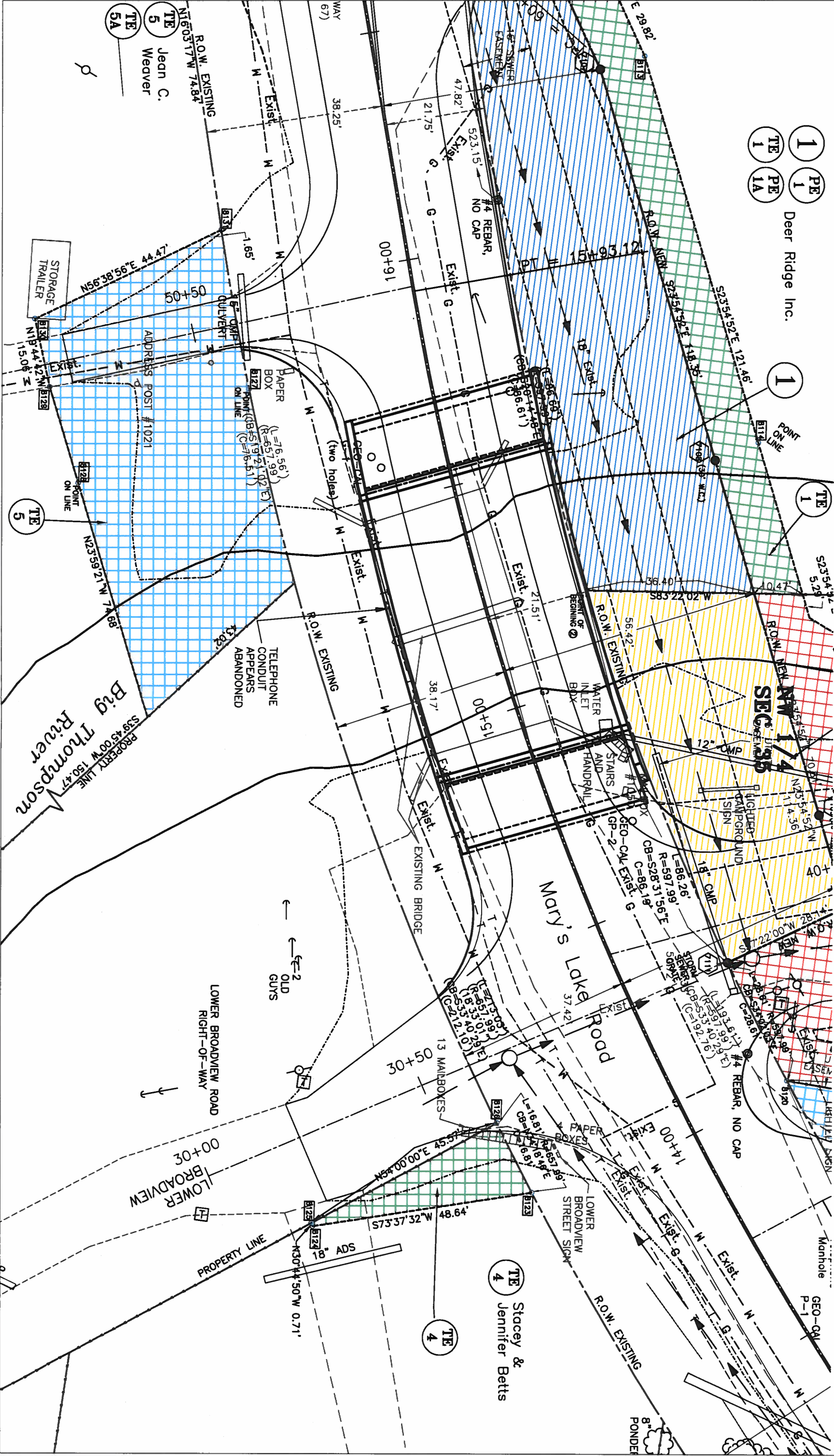
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1.12'

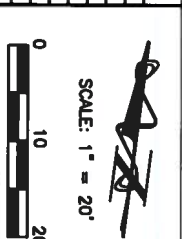
1
1.12'

1
1.12'

1
1.12'

1
1.12'



[illegible][illegible][illegible]

Right of Way Plans			
Plan Sheet			
Project Number: BR0 0060-043			
Project location: MARYS LAKE ROAD AT HIGHWAY 34			
Project location: ESTES PARK CO 80517			
Project Code:	Last Mod. Date	Subst Sheets	Sheet No. of Sheets
0455C	8/7/2007		

T. 5 N., R.73 W., 6th P.M.

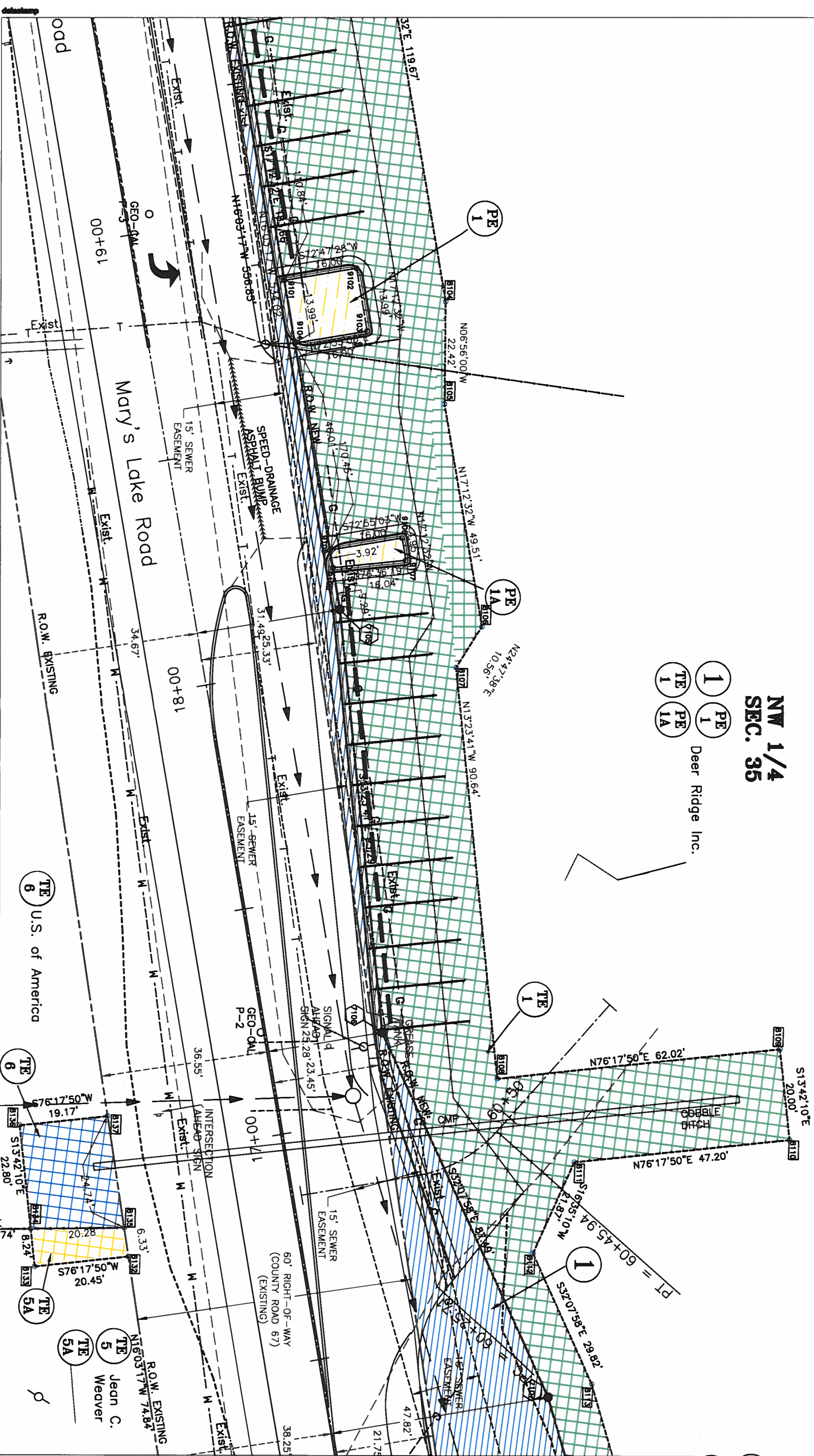
**NW 1/4
SEC. 35**

1 PE 1
Deer Ridge Inc.

TE 1 PE 1A

R.O.W. EXISTING

TE
8 U.S. of America





Region 4
1420 2nd Street
Greeley, Colorado 80631
Phone: (970) 350-2153 Fax: (970) 350-2178
Right of Way Plans Unit: David G. Mantych

Sheet Revisions

Rev	Comments	Rev	Comments
08/2007	DOT ROW REVIEW COMMENTS	ZSH	
09/2007	DOT ROW REVIEW COMMENTS	ZSH	

Sheet Revisions

Rev	Comments	Rev	Comments
0000		000	

Sheet Revisions

Rev	Comments	Rev	Comments
0000		000	

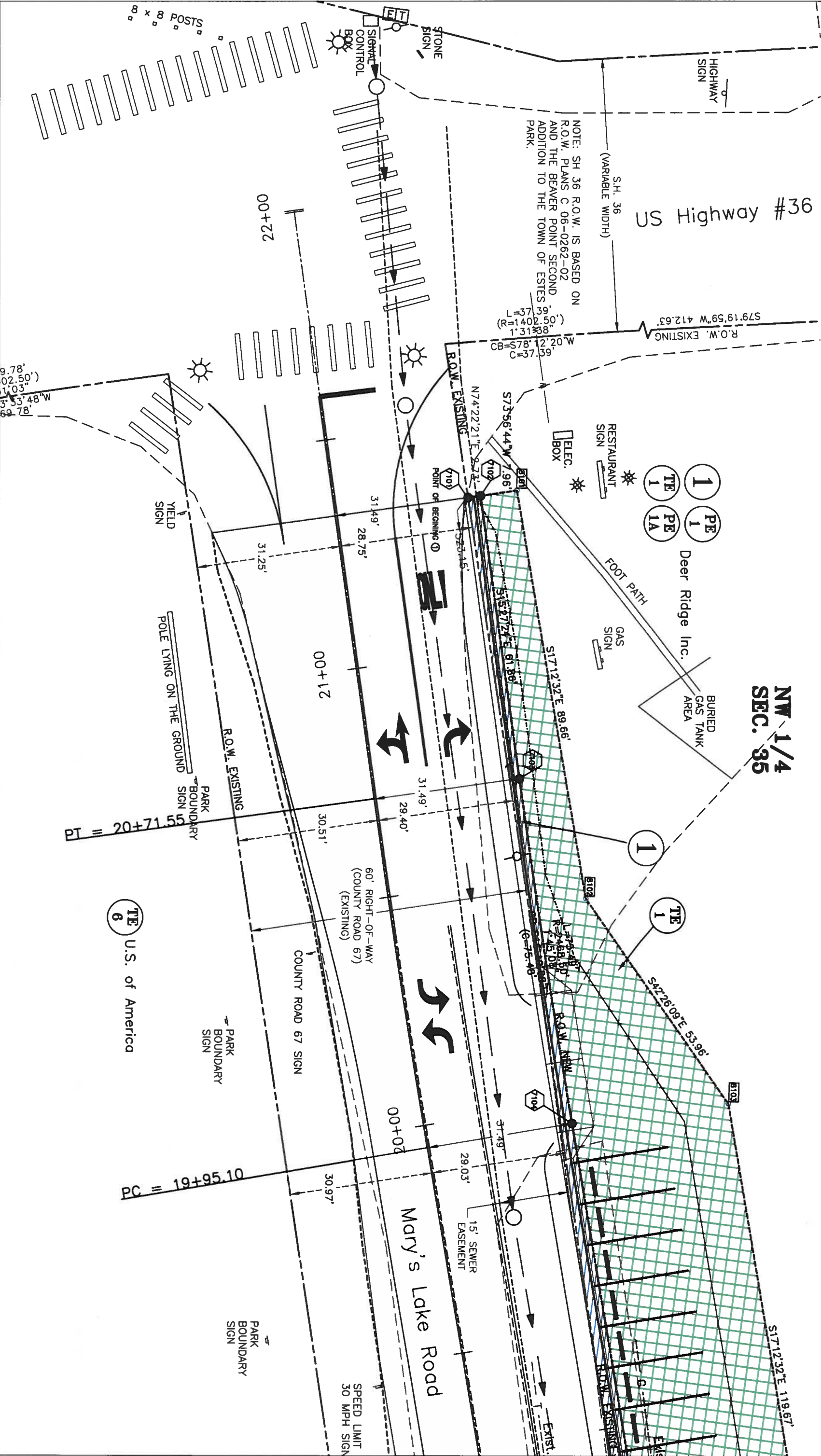
Right of Way Plans

Project Number: BRO 0060-043	Plan Sheet
Project Location: MARY'S LAKE ROAD AT HIGHWAY 34	
Project Location: ESTES PARK, CO 80517	
Project Code: 8-7-2007	Sheet No. of Sheets
14656	8

T. 5 N., R.73 W., 6th P.M.

NW 1/4
SEC. 35

SCALE: 1" = 20'





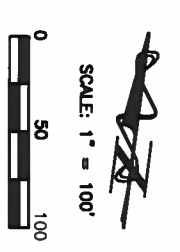
Region 4
1420 2nd Street
Greeley, Colorado 80631
Phone: (970) 350-2153 FAX: (970) 350-2178

Right of Way Plans Unit: DGM

Sheet Revisions	
08/2007	CDD ROW REVIEW COMMENTS

Sheet Revisions	
mm/Yr	XXXX

Sheet Revisions	
mm/Yr	XXXX



Right of Way Plans			
Ownership Map			
Project Number: BRO C060-043			
Project Location: MARY'S LAKE ROAD AT HIGHWAY 34			
Project Location: ESTES PARK, CO 80517			
Project Code:	Last Mod. Date	Subnet Sheets	Sheet No. Total No. of Sheets
14656	8-7-2007		9 10

T. 5 N., R.73 W., 6th P.M.

NW 1/4
SEC. 35

Parcel #35351-15-001
Spruce Lake RV Essential Group
LLC
1060 Mary's Lake Road
Reception #2002000358,
12-28-2001
±11.6 Acres
Commitment #7806-69128

Parcel #35351-15-002
Hebert and Frazier, LLP
1060 Mary's Lake Road
Reception #200037629,
05-24-2000
±1.7 Acres
Commitment #7806-69129

Parcel #35352-00-007
Deer Ridge Inc.
900 Mordine Ave.
Reception #15700079,
9-1-1973
±5.7 Acres
Commitment #7806-69126

15' SEWER
EASEMENT
(61786 P973)

S.H. 36

Mary's Lake Road
RD. R-67W.

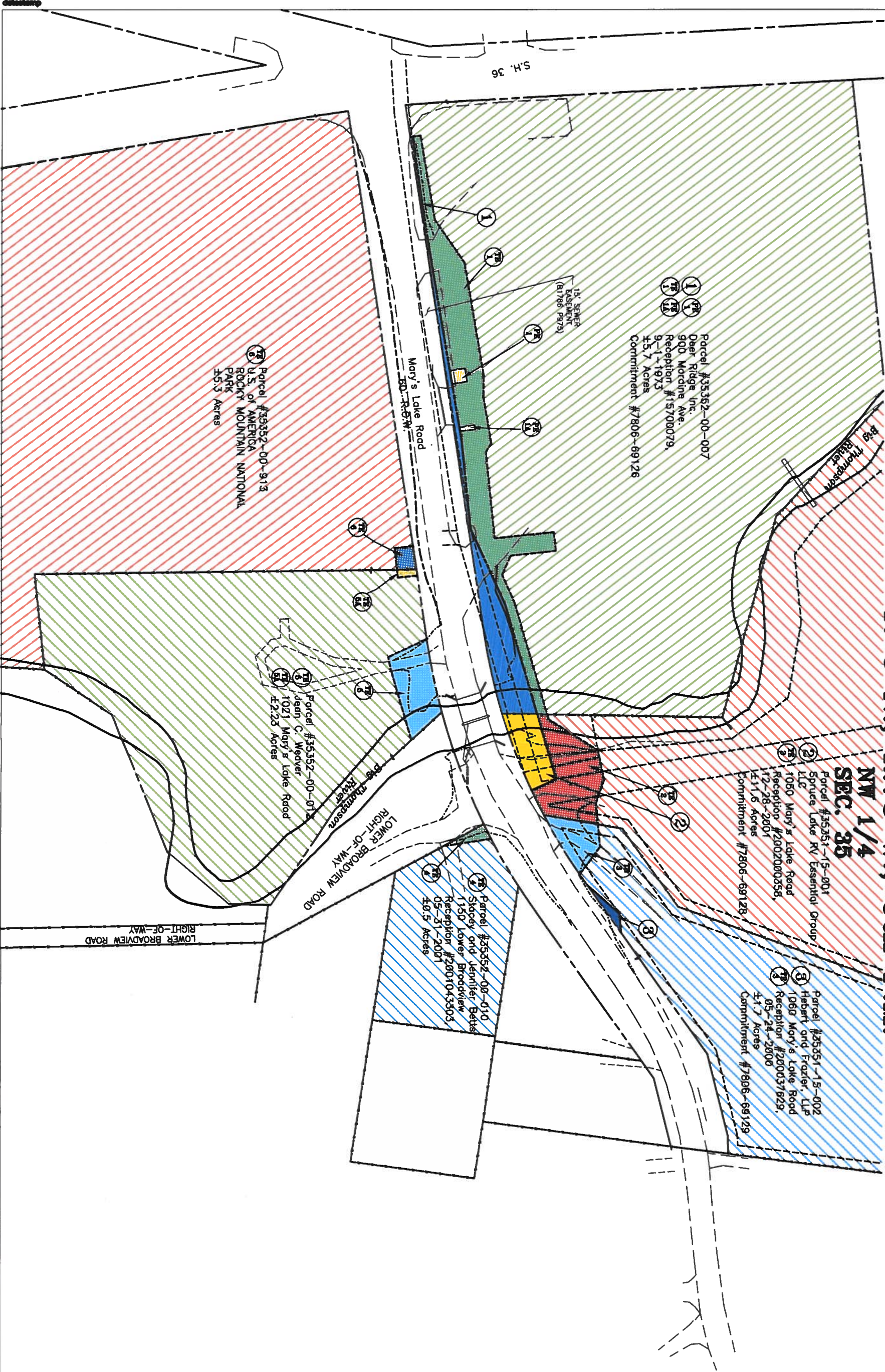
LOWER BROADVIEW ROAD
RIGHT-OF-WAY

LOWER BROADVIEW ROAD
RIGHT-OF-WAY

Parcel #35352-00-913
U.S. of AMERICA
ROCKY MOUNTAIN NATIONAL
PARK
±5.3 Acres

Parcel #35352-00-012
Dean C. Medver
1021 Mary's Lake Road
±2.25 Acres

Parcel #35352-00-010
Stacey and Jennifer Betts
1150 Lower Broadview
Reception #2001043505,
05-31-2001
±0.5 Acres



datestamp



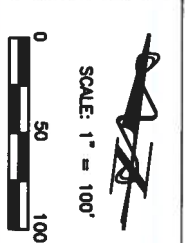
Region 4
1420 2nd Street
Greely, Colorado 80631
Phone: (870) 350-2153 FAX: (870) 350-2178

Right of Way Plans Unit: DGM

Sheet Revisions	
08/2007	CDD ROW REVIEW COMMENTS

Sheet Revisions	
mm/yy	XXXX

Sheet Revisions	
mm/yy	XXXX



Right of Way Plans	
Ownership Map	
Project Number: BRO C060-043	
Project Location: MARY'S LAKE ROAD AT HIGHWAY 34	
Project Location: ESTES PARK, CO 80517	
Project Code: 14656	Last Mod. Date: 8-7-2007
Sheet No. 10	Total No. of Sheets 10

T. 5 N., R.73 W., 6th P.M.

NW 1/4
SEC. 35

PEDSTWAY AND
BICYCLE EASEMENT
(SPRUCE LAKE ADDITION)

28' PUBLIC
UTILITY EASEMENT
(SPRUCE LAKE ADDITION)

10' UTILITY
EASEMENT
(SPRUCE LAKE ADDITION)

20' DRAINAGE AND
UTILITY EASEMENT
(SPRUCE LAKE ADDITION)

10' UTILITY
EASEMENT
(SPRUCE LAKE ADDITION)

Big Thompson
River

Parcel #35352-00-007
Deer Ridge Inc.
900 Mordine Ave.
Reception #15700079.
9-1-1973
±5.7 Acres
Commitment #7806-69126

Parcel #35351-15-001
Spruce Lake RV Essential Group
LLC
1050 Mary's Lake Road
Reception #2802000558.
12-28-2001
±11.6 Acres
Commitment #7806-69128

Parcel #35351-18-002
Hebert and Frazier, LLP
1060 Mary's Lake Road
Reception #280037629.
05-24-2000
±1.7 Acres
Commitment #7806-69129

Parcel #35352-00-010
Stacey and Jennifer Betts
1150 Lower Broadview
Reception #2801043503.
05-31-2001
±0.5 Acres

15' SEWER
EASEMENT
(81766 Pk75)

S.H. 36

Mary's Lake Road
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